

ASTELL COURT, THE CRESCENT, FRINTON-ON-SEA, ESSEX, CO13 9BT

Price

£380,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Stunning Ground Floor Apartment
- 1011 Square Feet Of Spacious Accommodation
 - 19'2" Kitchen/Dining Room
- Immaculately Presented Throughout
- Modern Fitted Shower Room Suite
- Garage & Communal Off Street Parking
- Sought After Location Inside The 'Gates'
 - Must Be Viewed
- EPC Rating C/ Council Tax Band - D



FENTONS
ESTATE AGENTS



Located inside the 'Gates' of Frinton-on-Sea and in a central position for ease of access to the seafront and shopping amenities, Fentons have the pleasure in offering for sale this IMMACULATE TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. Having undergone a complete programme of modernisation, this stunning property offers 1011 square feet of luxurious living accommodation. You are welcomed into a large hallway with double doors opening into the 21'10" lounge which leads through to a modern, fully integrated kitchen/dining room. In addition there are two double bedrooms with fitted wardrobes and a modern fitted shower room. Perfectly located in a central coastal location, it is in the valuers opinion an internal viewing is strongly recommended to full appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Communal entrance door with security intercom system leading to:

Communal Hallway

Stair flight to all floors. Solid wood entrance door leading to:

Hallway

Built in double length storage cupboard. Two further built in storage cupboards. Built in utility cupboard with plumbing for automatic washing machine and space for tumble dryer above. Luxury vinyl flooring. Vertical feature panel radiator. Double doors leading to lounge. Door to:

Lounge

21'10" x 15'

Ornamental feature fireplace with inset electric fire under. Two vertical feature panel radiators. Sealed unit double glazed bay window to front with fitted shutters. Open access to:

Kitchen/Diner

19'2" x 10'6"

Fitted with a range of modern matching fronted units with integrated handles. Square edge stone work surfaces with upstands. Inset one and half bowl 'butler' style sink with mixer tap. Inset four ring induction hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level oven with space for microwave above. Pull out corner carousel units. Integrated bin store. Integrated dishwasher. Integrated full length freezer. Integrated full length fridge. Glass display cupboards. Under and over unit lighting. Luxury vinyl flooring. Feature panel radiator. Sealed unit double glazed window to front with fitted shutters.

Master Bedroom

16'2" x 10'9"

Fitted his and her wardrobes. Vertical feature panel radiator. Sealed unit double glazed window to rear with fitted shutters.

Bedroom Two

13'5" x 10'10"

Built in wardrobe. Fitted his and her wardrobes. Radiator. Sealed unit double glazed window to rear with fitted shutters.

Shower Room

Fitted with a modern white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double height mirrored storage cabinet. Fitted double length shower with integrated shower controls and separate attachment. Fitted glass shower screen. Part PVC wall panelling. Fully tiled walls. Luxury vinyl flooring. Heated towel rail. Fitted extractor fan.

Outside - Communal Areas

Communal gardens laid to lawn with an array of flowers and shrubs to both front and back. Hard standing area providing ample communal off street parking for several vehicles.

Garage

Garage in block with an up and over door.

Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 950 Approximately

Annual ground rent amount (£): 0

Ground rent review period (year/month): 0

Annual service charge amount (£): 1900 including ground rent.

Buildings insurance (£): 400 per annum.

Service charge review period (year/month):

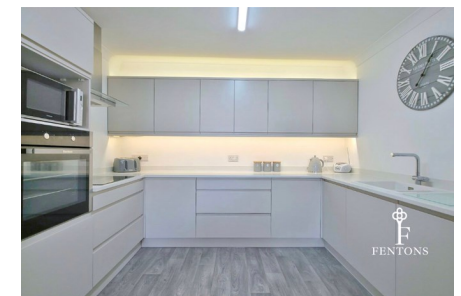
Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected:



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(Gas): Yes
 (Electricity): Yes
 (Water): Yes
 (Sewerage Type): Mains
 (Telephone & Broadband): Yes - For Current Correct
 Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

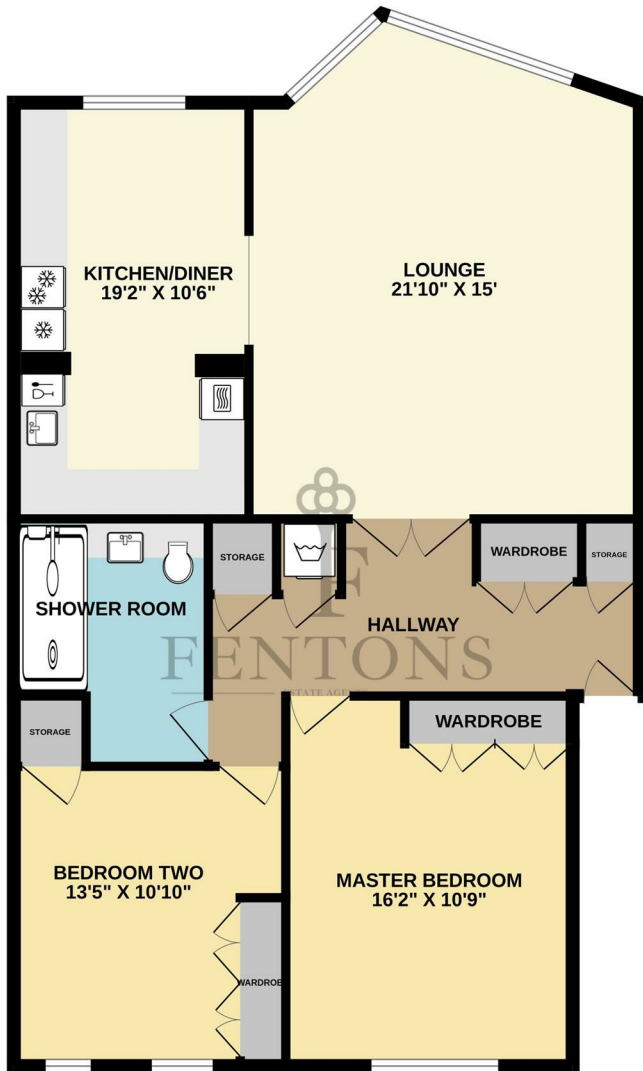
Non-Standard Property Features To Note: N/A



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

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www.fentonsestates.co.uk

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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